

PLAT OF CROSBY COMMONS
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M.,
OAK HARBOR, ISLAND COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WINDWARD CONSULTING LLC, A STATE CORPORATION, OWNER IN THE FEE SIMPLE OF CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE HEREIN PLATED DEEDS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOR FOREVER, THE STREETS AND AVENUES SHOWN HEREIN AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY EASEMENTS, GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREIN, ALSO THE RIGHT TO GRADE THE STREETS AND AVENUES SHOWN HEREIN, ALSO THE RIGHT TO TAKE THE UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 12th DAY OF June, 2006.

WINDWARD CONSULTING LLC.

By *R. Windward*
BY _____

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Windward Consulting LLC* HAS SIGNED THIS INSTRUMENT, ON DATE STATING THAT (SHE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE *owner* TYPE OF AUTHORITY, E.G., OFFICER, TRUSTEE, ETC.) OF *Windward Consulting LLC* NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED TO BY THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Notary Public for the State of Washington
RESIDING AT *1800 1st Ave*

MY APPOINTMENT EXPIRES *6-3-2010*

COUNTY AUDITOR 4172953

FILED FOR AT THE REQUEST OF *Windward Consulting LLC* THIS

12 DAY OF June 2006, AND RECORDED

IN VOLUME 13 OF PLATS, PAGE(S) 311-313

Wendy Lindley Kim Lindley
ISLAND COUNTY AUDITOR

CERTIFICATE OF TITLE

RECORDED June 13, 2006.

AT 12:23 PM, UNDER AUDITOR'S FILE NO. 4172952

RECORDS OF ISLAND COUNTY, WASHINGTON

COUNTY TREASURER APPROVAL

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF *2006* 2007

C. Port
ISLAND COUNTY TREASURER/DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CROSBY COMMONS, BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, WA, THAT THE LINES AND DISTANCES ARE SHOWN CORRECTLY THEREIN, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.

CERTIFICATE NO. 37549

EXPIRATION 07

DATE 5/24/06

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34;
THENCE NORTH 88°00'21" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 895.77 FEET;
THENCE NORTH 01°30'57" EAST PARALLEL WITH THE CENTERLINE OF HELLER ROAD A DISTANCE OF 400.00 FEET;
THENCE NORTH 88°00'21" WEST A DISTANCE OF 240.00 FEET
THENCE NORTH 01°30'57" EAST A DISTANCE OF 233.77 FEET
THENCE NORTH 86°57'40" EAST PARALLEL WITH THE CENTERLINE OF CROSBY ROAD A DISTANCE OF 39.50 FEET;
THENCE NORTH 01°30'57" EAST A DISTANCE OF 159.28 FEET;
THENCE NORTH 89°14'21" EAST A DISTANCE OF 15.90 FEET;
THENCE NORTH 86°57'40" EAST A DISTANCE OF 430.00 FEET;
THENCE NORTH 03°02'20" WEST A DISTANCE OF 200.00 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF CROSBY ROAD;
THENCE NORTH 86°57'40" EAST ALONG SAID MARGIN A DISTANCE OF 86.97 FEET;
THENCE SOUTH 01°28'45" WEST A DISTANCE OF 200.00 FEET;
THENCE SOUTH 03°02'20" EAST A DISTANCE OF 160.00 FEET;
THENCE NORTH 86°57'40" EAST A DISTANCE OF 160.86 FEET;
THENCE NORTH 03°02'20" WEST A DISTANCE OF 160.00 FEET;
THENCE NORTH 86°57'40" EAST A DISTANCE OF 420.94 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34;
THENCE SOUTH 01°27'23" WEST ALONG SAID EAST LINE A DISTANCE OF 892.93 FEET TO THE POINT OF BEGINNING.

SITUATED IN ISLAND COUNTY, WASHINGTON.

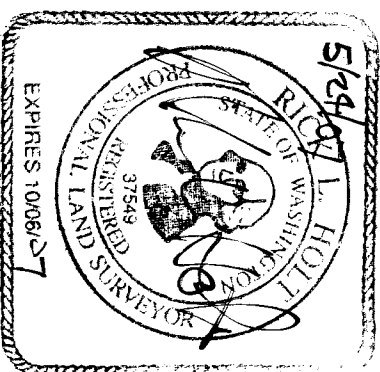
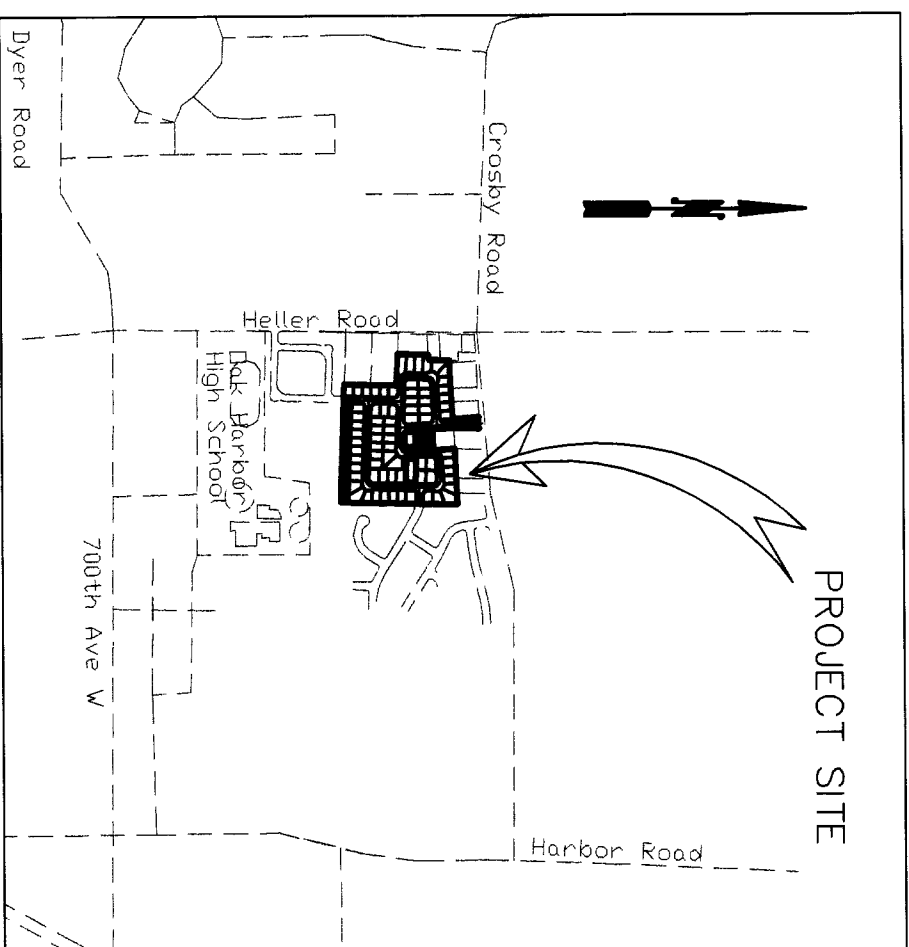
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND COVENANTS.

EASEMENTS:

1. AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR FOR SIDEWALKS, WATER, STORM AND SANITARY SEWERS, A.T. & T. BROADBAND, VERIZON COMMUNICATIONS, PUGET SOUND ENERGY, AND CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRantee SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DECLARATION OF COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 4172954

VICINITY MAP



CITY ENGINEER APPROVAL

EXAMINED AND APPROVE THIS 12th DAY OF June 2006

Eric Holman
CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON THIS 12th DAY OF June 2006.

Kevin Lueck Mayor
CITY CLERK

CITY FINANCE DIRECTOR APPROVAL

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 1st DAY OF June 2006.

Dee Jiffarine
CITY FINANCE DIRECTOR

NOTES:

1. BASIS OF BEARING IS ASSUMED
2. THIS SURVEY WAS ACCOMPLISHED IN AUGUST 2006 BY FIELD TRAVERSE USING 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
3. THE HOME OWNER'S ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING THE STORMWATER DETENTION FACILITY LOCATED IN TRACT A IF THE ASSOCIATION DISABANDS, THE INDIVIDUAL PROPERTY OWNERS WILL BECOME RESPONSIBLE FOR THE MAINTENANCE AND BEST MANAGEMENT PRACTICES FOR THE STORMWATER DETENTION FACILITY.
4. THE HOME OWNER'S ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING, FENCING AND IRRIGATION SYSTEM IN TRACTS D AND E. THIS RESPONSIBILITY SHALL BE FULFILLED TO ALL PROPERTY OWNERS IF THE HOME OWNER'S ASSOCIATION DISABANDS.
5. LANDSCAPING SHALL BE MAINTAINED AS PER THE APPROVED LANDSCAPE PLAN AND AS DIRECTED IN THE COR'S HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
6. THE HOME OWNER'S ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR THE TREE RETENTION AND OPEN SPACE TRACTS B AND C IN ACCORDANCE WITH THE FOLLOWING:
A. THESE AREAS ARE SET ASIDE FOR THE PROTECTION OF TREES FOR AESTHETIC AND ENVIRONMENTAL VALUE TO THE COMMUNITY.
B. NO TREES MAY BE REMOVED WITHIN THESE AREAS WITHOUT THE PRIOR APPROVAL OF THE CITY OF OAK HARBOR.
C. NO STRUCTURES OR IMPROVEMENTS ARE PERMITTED TO BE CONSTRUCTED IN AREAS OTHER THAN IDENTIFIED ON THE FACE OF THE APPROVED DRAWINGS.
D. LANDSCAPING AND MAINTENANCE OF THESE AREAS TO REMOVE UNWANTED WEEDS OR BRUSH IS PERMITTED.
E. THE WALKING PATH LOCATED BETWEEN LOTS 34 AND 35 AND BETWEEN LOTS 55 AND 56 SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
7. BUILDING SETBACKS: FRONT 20', SIDES 5', REAR 10', EXCEPT LOTS 30, 31, 32, AND 58 THRU 64. REAR YARD SETBACKS ARE 15' AS PER PRO CONDITIONS OF APPROVAL.
8. LOT FINISHED GRADES: NO CRAWL SPACES SHALL BE BELOW ELEVATION 274.0. LOTS WILL BE FILLED AS NO FLOOR ELEVATIONS SHALL BE BELOW ELEVATION 274.0. LOTS WILL BE FILLED AS REQUIRED AT THE TIME OF BUILDING CONSTRUCTION PRIOR TO PLACING FILL MATERIAL. REMOVE TOPSOIL AND REPLACE WITH THE BUILDING FOOTING OF THE FILL. FILL MATERIAL SHALL HAVE A MAXIMUM OF 24" LAYER USING THE PRO SPEC PLACEMENT OF FILL UNDER DRIVEWAYS OR OTHER LOAD BEARING CONDITIONS SHALL MEET REQUIRED COMPACTION FOR THOSE CONDITIONS.
9. A 10' EASEMENT FROM THE CITY OF OAK HARBOR TO THE WATER ASSOCIATION FOR THE EXISTING WATERLINE CROSSING KEY STREET SHALL BE LIMITED TO THE EXISTING WATERLINE AND PERMIT'S PLACEMENT OF NEW WATERLINE. A PERMIT IS REQUIRED FROM THE CITY OF OAK HARBOR PRIOR TO ANY WORK WITHIN THE PUBLIC ROW TO REPAIR THE EXISTING WATERLINE. THE GRantee STREET RESULTING FROM THE USE, OPERATION AND MAINTENANCE OF THE EXISTING WATERLINE.

SURVEY REFERENCES:

1. PLAT OF MEADOW PARK RECORDED IN VOLUME 13 OF PLATS
- PAGE 58, RECORDS OF ISLAND COUNTY.

PLAT MAP FOR

WINDWARD CONSULTING LLC

BAYVIEW SURVEYING
& ENGINEERING INC.



130 Sharon Avenue, Burlington, WA 98233
Phone: 509-350-7500 Fax: 509-757-3578
Email: info@bayviewinc.com

SHEET NO. 1 OF 3

SCALE: NONE

JOB NO: 2005-51

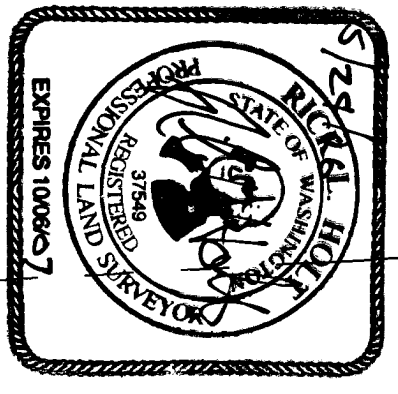
DRAWN BY: I. KASKO
DATE: 05/24/06
FIELD BOOK: PAGE:

PLAT OF CROSBY COMMONS
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M.,
OAK HARBOR, ISLAND COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
2006, AT _____ M. AT THE REQUEST OF BAYVIEW SURVEYING
INC. UNDER AUDITOR'S FILE NO. _____

ISLAND COUNTY AUDITOR _____ BY DEPUTY _____



SCALE: 1"=60'



SEE SHEET 3 OF 3

CURVE	LENGTH	RADIUS	DELTA
C1	23.56	15.00	89°58'42"
C2	18.45	15.00	70°29'33"
C3	9.46	15.00	36°09'02"
C4	36.74	58.00	36°17'52"
C5	44.80	58.00	44°15'36"
C6	30.99	58.00	30°37'03"
C7	42.10	58.00	41°35'12"
C8	8.26	15.00	31°33'12"
C9	23.46	15.00	89°36'46"
C10	17.14	15.00	65°27'37"
C11	16.93	15.00	64°40'02"
C12	22.24	15.00	84°58'01"
C13	39.50	25.00	90°32'16"
C14	9.22	75.00	7°02'30"
C15	90.72	75.00	69°18'29"
C16	11.98	75.00	9°09'18"
C17	7.52	15.00	28°42'25"
C18	27.66	58.00	27°19'29"

CURVE	LENGTH	RADIUS	DELTA
C19	45.48	58.00	44°55'55"
C20	32.80	58.00	32°23'56"
C21	50.82	58.00	50°12'20"
C22	4.51	15.00	17°13'25"
C23	3.78	15.00	14°26'07"
C24	23.94	15.00	91°26'10"
C25	23.19	15.00	89°33'30"
C26	9.00	15.00	34°23'18"
C27	9.95	58.00	9°49'31"
C28	48.05	58.00	47°28'05"
C29	39.36	58.00	38°53'12"
C30	47.79	58.00	47°12'22"
C31	10.35	58.00	10°13'16"
C32	7.51	15.00	28°41'03"
C33	23.57	15.00	90°11'18"
C34	23.56	15.00	89°38'42"
C35	39.50	25.00	90°32'16"
C36	41.23	25.00	94°29'43"

CURVE	LENGTH	RADIUS	DELTA
C37	6.715	0.15	AC
C38	6.715	0.15	AC
C39	6.715	0.15	AC
C40	6.715	0.15	AC
C41	6.715	0.15	AC
C42	6.715	0.15	AC
C43	6.715	0.15	AC
C44	6.715	0.15	AC
C45	6.715	0.15	AC
C46	6.715	0.15	AC
C47	6.715	0.15	AC
C48	6.715	0.15	AC
C49	6.715	0.15	AC
C50	6.715	0.15	AC
C51	6.715	0.15	AC
C52	6.715	0.15	AC
C53	6.715	0.15	AC
C54	6.715	0.15	AC

LINE	LENGTH	BEARING
L1	15.99	S89°14'21"E
L2	1.21	N86°34'26"E
L3	9.44	S86°57'40"W
L4	9.39	S86°57'40"W
L5	3.45	S86°57'40"W
L6	6.96	N88°00'21"W
L7	2.10	N86°34'26"E
L8	2.51	S03°02'20"E

WINDWARD CONSULTING LLC

PLAT MAP FOR

BAYVIEW SURVEYING & ENGINEERING INC.

DRAWN BY: I. KASKO

DATE: 05/24/06

FIELD BOOK: PAGE:

130 Stearn Avenue, Burlington WA 98233
Tel: 360-707-2880 Fax: 360-757-5878
rick@bayview.com

SHEET NO. 2 OF 3

SCALE: 1"= 60'

JOB NO: 2005-51

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
2006, AT _____ M. AT THE REQUEST OF BAYVIEW SURVEYING
INC. UNDER AUDITOR'S FILE NO. _____

PLAT OF CROSBY COMMONS
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M.,
OAK HARBOR, ISLAND COUNTY, WASHINGTON

SEE SHEET 2 OF 3



PLAT MAP FOR

WINDWARD CONSULTING LLC

BAYVIEW SURVEYING & ENGINEERING INC.

130 Sharon Avenue, Burlington, WA 98223
Tel: 360-707-2880 Fax: 360-757-3978
rick@bayviews.com

DRAWN BY: I. KASKO
DATE: 05/24/06
FIELD BOOK: PAGE: _____

SHEET NO. 3 OF 3
SCALE: 1" = 60'
JOB NO: 2005-51

PLAT OF MEADOW PARK

NW MIZZEN

EXP. 10/06/06

SEC. 34, TWP. 33N, RGE. 1E, W.M.

PLAT OF SHADOW GLEN DIV. NO. 002